

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



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March 18, 2024

Zaid Gessese
Max Hookah Lounge
13690 E Iliff Ave
Aurora, CO 80014

Re: PLANNING COMMISSION HEARING RESULTS: Max Hookah Lounge – Conditional Use
Application Number: DA- 1118-02

Dear Ms. Gessese:

Congratulations! Your application for a Conditional Use was approved by the Aurora Planning and Zoning Commission at a public hearing on March 13, 2024. The table below shows the results of the Planning Commission's actions.

Planning Case Number	Planning Commission Action	City Council Review Required?	Planning & Zoning Commission Conditions
1976-6028-08 Conditional Use	Approved	No, unless called-up	1. Max Hookah Lounge, LLC, shall substantially comply with the operations outlined in the letter of introduction of record. Significant changes to business operations may be approved administratively as long as the changes do not establish a new use or expansion of use which is not permitted by zoning.

Any Planning and Zoning Commission Decision may be appealed by an adjacent property owner if an appeal is filed with the City Manager within 10 calendar days of the decision, which would be Saturday, March 23, 2024. Additionally, City Council may call-up any decision by the Planning and Zoning Commission within two regularly scheduled City Council meetings. The deadline for call-up on these items is Monday, April 8, 2024. I will notify you in either event if a City Council hearing is required.

Please contact me at 303.739.7450 or efuselier@auroragov.org with any questions you have on the process moving forward and next steps.

Sincerely,

Liz Cooper Fuselier, Planner II
City of Aurora Planning Department

cc: Jacob Cox, ODA
Filed: K:\SDA\1118-02\pcres.rtf